LANE4

1,080 - 6,968 ± SF

AVAILABLE

CRACKERNECK PLAZA
SHOPPING CENTER

19321 EAST HIGHWAY 40 • RETAIL CENTER • INDEPENDENCE, MO

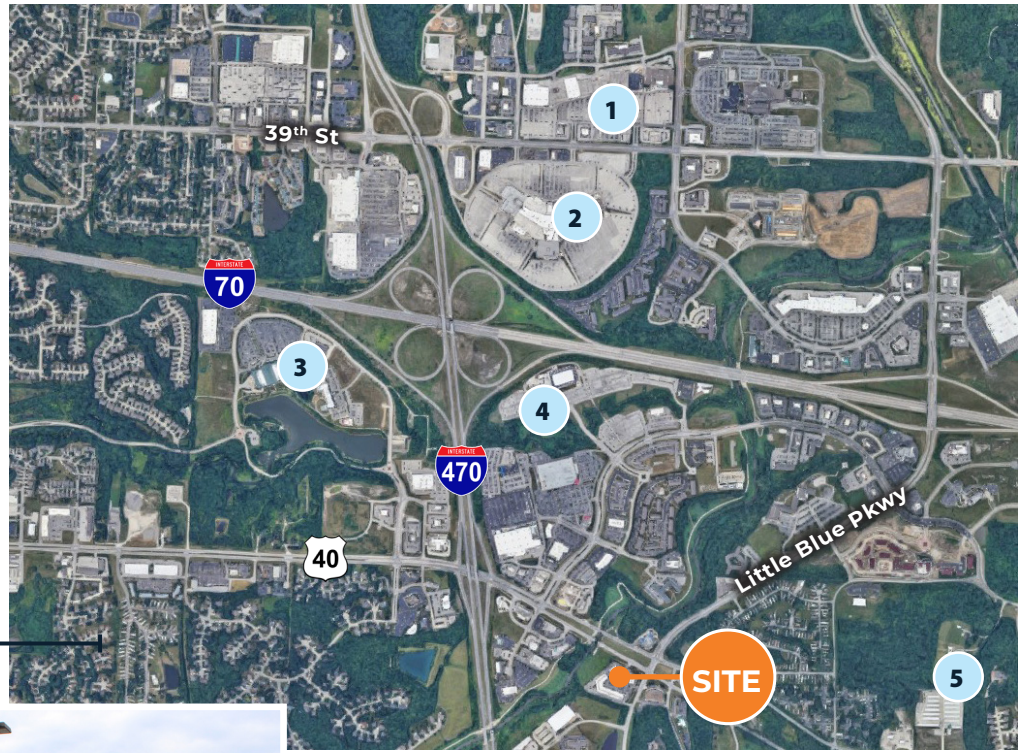
LANE4

PROPERTY HIGHLIGHTS

- 55,000 SF traditional Retail Center with a strong mix of retail, restaurant, and everyday service providers
- Immediate access to 3 major highways **(I-70, I-470, 40 Hwy)** to conveniently travel the metro
- Ample parking for retail and restaurant

CONVENIENTLY LOCATED IN INDEPENDENCE'S PREMIERE RETAIL CORRIDOR

1. INDEPENDENCE COMMONS
2. INDEPENDENCE CENTER
3. BASS PRO / STONEY CREEK HOTEL
4. CABLE DAHMER ARENA
5. HIDDEN VALLEY SPORTS COMPLEX



MONUMENT SIGNAGE AVAILABLE

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	6,568	47,613	126,349
Daytime Employees	8,671	45,161	120,422
Avg. HH Income	$110,159	$106,443	$97,117
Median Home Value	$280,199	$228,724	$214,433

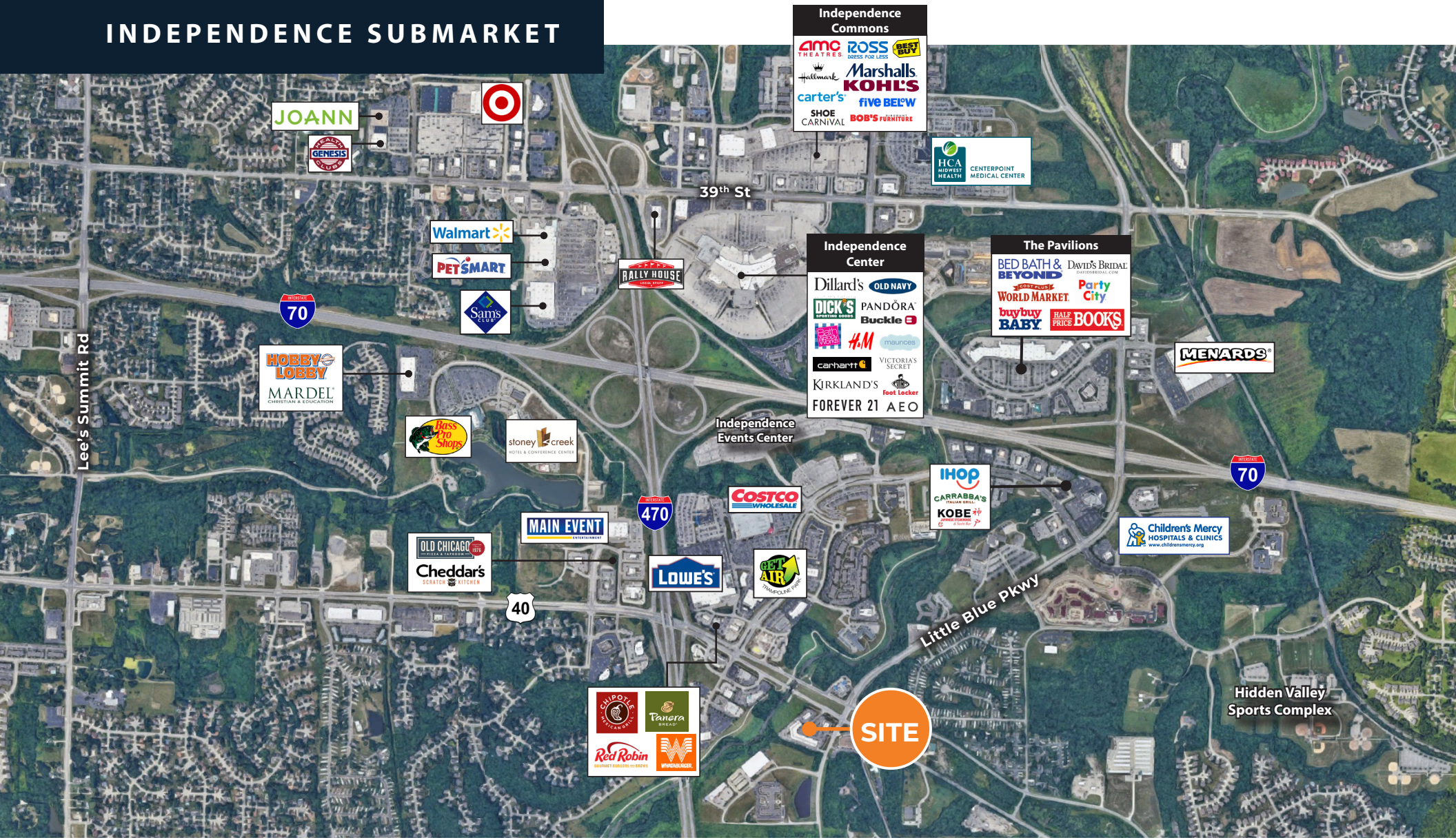
SITE PLAN

AVAILABILITY		
STE	**TENANT**	**SF**
BUILDING 19301		
A	Dentist	
B	AVAILABLE	1,408 ± SF
C	Coconut Beach Tan	
BUILDING 19341		
A	Greater KC Public Safety Credit Union	
B	From the Earth	
BUILDING 19321		
A	Thai Kitchen	
B	Papa Johns	
C1	State Farm Insurance	
C2	CBD American Shaman	
D	AVAILABLE *	2,894 ± SF
E	AVAILABLE *	4,074 ± SF
F	Bolero Salon & Spa	
G	Alissa's Floral	
J	Alissa's Interior Design	
K	9Round Boxing	
L	First Watch	
M	Shoe Express	
N	AVAILABLE	1,948 ± SF
O	AVAILABLE	1,080 ± SF
P	Spectrum Paint	
S	Casa Mexico	

** Available beginning Q2 - 2023*

LANE4

INDEPENDENCE SUBMARKET



PROPERTY PHOTOS

BUILDING 19231

BUILDING 19231

BUILDING 19231

BUILDING 19301

BUILDING 19341

LANE4

LEASING CONTACT

ANDREW SANDBURG
816.268.9111 / asandburg@lane4group.com